



**45 The Coppice
Yiewsley, UB7 8DX
£725 PCM**

Deposit required £725

**Available date 14th October
2024**

Room with En Suite.
BILLS INCLUDED.

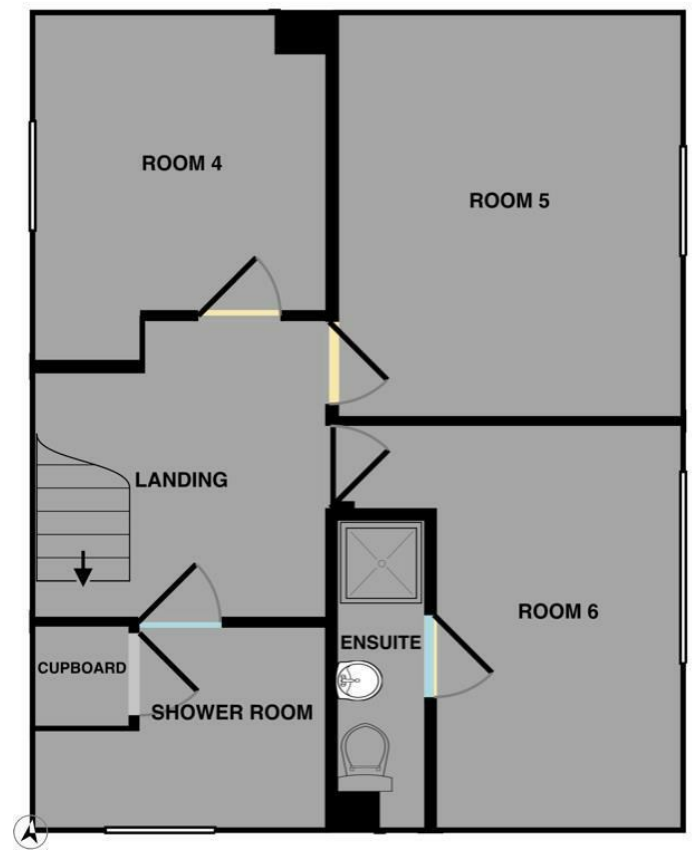
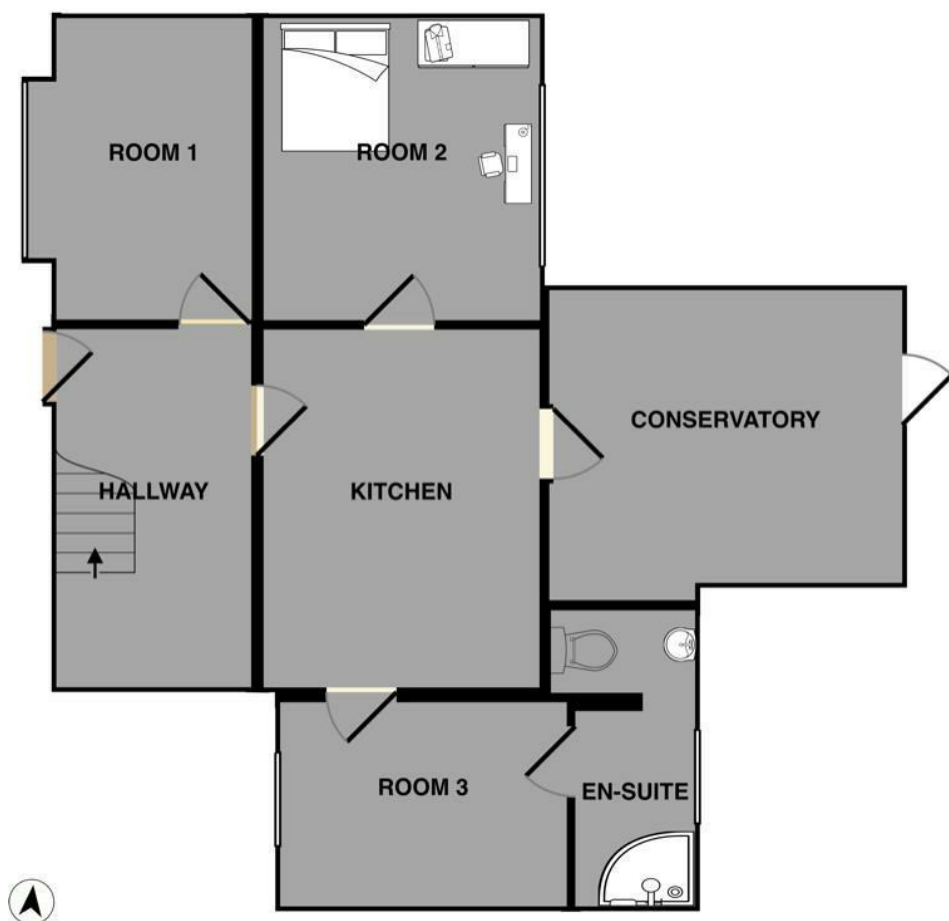
Furnished room to rent in a 6 bedroom shared house, Ground floor bedroom with en suite shower room, wardrobe, chest of draws, the property benefits from a communal fitted kitchen, conservatory/living area and a shared shower room on the first floor. The property has gas central heating and double glazed windows, outside there is communal gardens and parking available. The property is located with good access to West Drayton Station and Stockley Park.

Bills included

Single occupants only.

EPC 'D'

Council tax band 'D'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	